



## NOTICE OF TYPE II APPLICATION - NON-SEPA

(Form DS1220)

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The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

**Project Name:** **WALTER EK CLUSTER SHORT PLAT**

**Case Number:** **PLD2009-00058**

**Location:** North Side of NE 259<sup>th</sup> Street, on the East side of the property at 19734 NE 259<sup>th</sup> Street.

**Request:** The applicant is requesting approval to divide 20.2 acres located in the Rural (R-5) zone into four lots utilizing the rural cluster development provisions.

**Applicant:** HFI Consultants  
Dave Halme  
10 South Parkway Avenue, Suite 201  
Battle Ground, WA 98604  
(360)723-5525; (360)723-5522 fax  
[dave@hficonsultants.com](mailto:dave@hficonsultants.com)

**Contact Person:** Same as applicant

**Property Owner:** Walt Ek  
19734 NE 259<sup>th</sup> Street  
Battle Ground, WA 98604

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**Staff Contact:** Alan Boguslawski, Extension 4921

**Neighborhood Contact:** No mapping, but a courtesy copy has been sent to: Neighborhood Advisory Council of Clark County (NACCC) Art Stubbs, Vice Chair 6804 NE 86th Court; Vancouver, WA 98662 [sixsplus8@aol.com](mailto:sixsplus8@aol.com)

**Legal Description of Property:** Tax Lot 134 (233822-000) Located in the SW Quarter of Section 20, Township 4 North, Range 3 East of the Willamette Meridian.

**Plan/Zone Designation:** Rural Residential (R-5)

**Approval Standards/Applicable Laws:**

Clark County Code 15.12 (Fire Prevention); 40.210.020 (Rural Districts); 40.350 (Transportation & Circulation); 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.385 (Stormwater and Erosion Control); 40.440 (Habitat Conservation); 40.450 (Wetland Protection); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.550.010 (Road Modifications); 40.570 (SEPA); 40.610 & 40.620 (Impact Fees); Title 24 (Public Health), and RCW 58.17 (State Platting Laws).

**Application & Fully Complete Date:**

Application Filed: 11/17/09

Fully Complete: 12/08/09

On Hold 12/9/09 to 12/17/09

**Timelines/Process:**

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting **Alan Boguslawski at (360) 397-2375, Ext. 4921** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington.

**Information Available on the County Web Page:**

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):  
<http://www.clark.wa.gov/commdev/active-landuseN.html>
- Pre-Application Conferences and Public Land Use Hearing Agendas:  
<http://www.clark.wa.gov/commdev/agendasN.asp>
- Applications and Information Handouts for each Type of Land Use Permit:  
<http://www.clark.wa.gov/commdev/applicationsN.html>

**Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

**Please email comments to: [alan.boguslawksi@clark.wa.gov](mailto:alan.boguslawksi@clark.wa.gov)**

Note: If mailing comments, an accurate mailing address for those submitting comment must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

If written comments or documents are to be hand delivered, please submit them to the Public Service Center, 1<sup>st</sup> floor.

Please address your written comments to:

**Attn: Alan Boguslawski**

**Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>**

Or contact Alan at [alan.boguslawski@clark.wa.gov](mailto:alan.boguslawski@clark.wa.gov)

**Date of This Notice: December 28, 2009**

<b><u>Closing Date for Public Comments:</u></b> <b>January 12, 2010 <i>(15 days from notice)</i></b>
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WALTER EK  
19734 NE 259TH STREET  
BATTLE GROUND, WA 98604  
PH: 360-687-3220

AKS ENGINEERING & FORESTRY, LLC.  
CONTACT: JOHN MEIER, P.E.  
12011 NE 99TH STREET, SUITE 1530  
VANCOUVER, WA 98682  
PH: 360-882-0419  
FAX: 360-882-0426  
E-MAIL: [john@aks-eng.com](mailto:john@aks-eng.com)

HFI CONSULTANTS  
CONTACT: DAVE HAUKE  
10 SOUTH PARKWAY AVENUE, SUITE 201  
BATTLE GROUND, WA 98604  
PH: 360-723-5523  
FAX: 360-723-5522  
E-MAIL: [dave@hficonsultants.com](mailto:dave@hficonsultants.com)

±19.77 AC (861,164 SF)



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WALTER EK CLUSTER  
SHORT PLAT  
WASHINGTON  
CLARK COUNTY

DISPOSED BY	JAM
DISPOSED BY	SAC
DISPOSED BY	JAM

PREPARED FOR

ENGINEERING • PLANNING • SURVEYING • FORESTRY  
LANDSCAPE ARCHITECTURE

AKS

OFFICES LOCATED IN:  
SHEMUS, OREGON  
RENO, OREGON  
VANCOUVER, WASHINGTON

VANCOUVER OFFICE  
12011 NE 99TH STREET, SUITE 1530  
VANCOUVER, BC V8C 2B2  
PH: (604) 263-0419

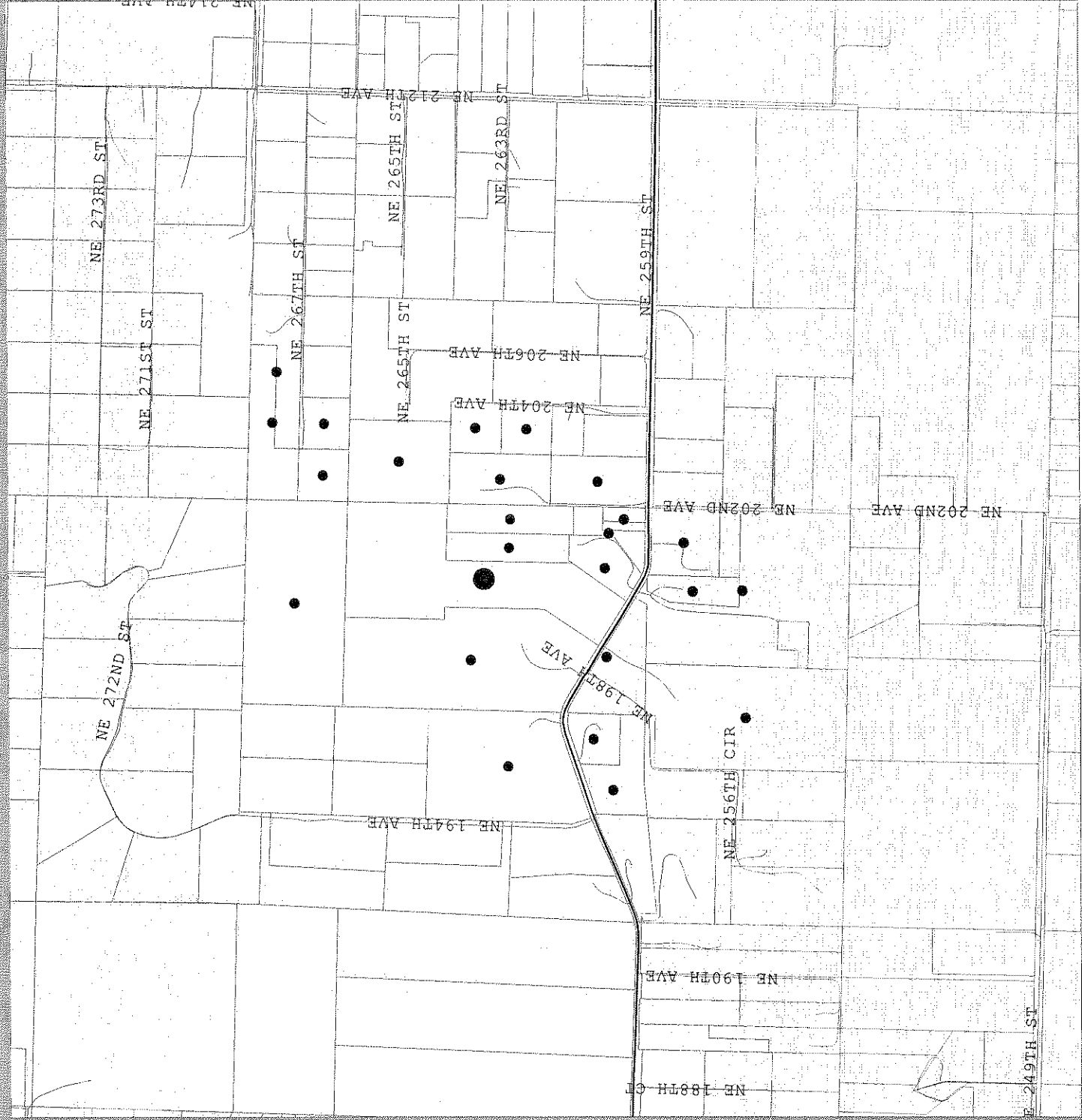
DESIGNED BY: R. W. B. & W.

# PROPOSED IMPROVEMENTS PLAN

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# Owners of property that were sent notice

SW 1/4 of Section 20 T4R3E WM



- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Dec 24, 2009  
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.

(Scale 1:5796.74) 200 0 200 400 600 800 Feet